

SEND TAX NOTICE TO:

169

This instrument was prepared by

(Name) Gregory K. Reynolds and
Donna A. Reynolds
(Address) 1036 Willow Creek Way
Alabaster, Alabama 35007

(Name) John N. Randolph, Sirote, Permutt, et al
2222 Arlington Avenue South
(Address) Birmingham, Alabama 35205

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Four Thousand Two Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Roger L. Bonn, and wife, Catherine W. Bonn
(herein referred to as grantors) do grant, bargain, sell and convey unto

Gregory K. Reynolds and Donna A. Reynolds

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 78, according to the map and survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 a & b, in the Probate Office of Shelby County, Alabama.

\$83,040.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This conveyance is made subject to the following:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 308, Page 136.
3. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument (s) recorded in Book 50, Page 252.
4. Restrictions appearing of record in Book 126, page 363.
5. Easement to the Town of Alabaster, in Deed Book 308, Page 255.
6. Easement as reserved in Deed Book 308, Page 136.
7. 35 foot building line from Willow Creek Place and a 15 foot utility easement along the rear lot line, as shown on recorded map.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st

day of July, 1988

WITNESS:

I CERTIFY THIS INSTRUMENT WAS FILED

(Seal)

X Roger L. Bonn

(Seal)

Roger L. Bonn

X Catherine W. Bonn

(Seal)

Catherine W. Bonn

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger L. Bonn, and wife, Catherine W. Bonn whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st

day of

July

A. D., 1988

MY COMMISSION EXPIRES MAY 19, 1989

Notary Public.